



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – June 19, 2014

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 19, 2014, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6005 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 168-121-000 (06-19-14), Deferred from 05-22-14: H & B Berggren, LLC, 238 Central Street, Hudson, requests a Variance from the Hudson Zoning Ordinance, in order to permit a conversion of existing space to two apartments with more than 750 sq. ft. per apartment and the continued business use on the second floor. [Map 168/ Lot 121, Zoned R2; Article III of HZO Article 334-16C.2d Building Permits.]
2. Case 198-173-000 (06-19-14): Leroy and Denise Thompson, 140 Melendy Road, Hudson, request a Home Occupation Special Exception in order to conduct art lessons out of the existing detached garage [Map 198/ Lot 173, Zoned G; HZO Article VI, Section 334-24] of the Hudson Zoning Ordinance.
3. Case 184-031-000 (06-19-14): B. Richard Bailey, 117 Belknap Road, Hudson, request the following:
 - a. An Equitable Waiver to allow the existing dwelling to remain within the front-yard setback [Map 184/Lot 031, Zoned R2, HZO Article VIII, Section 334-31, Alteration and expansion of Non-conforming structures.
 - b. A variance from the literal provisions of the Hudson Zoning Ordinance Article VIII of HTC Section 334-31 Alteration and expansion of nonconforming structures in order to permit the following change or use: To add a 16 x 20' room on the rear of the house and convert the adjoining room to a bathroom. [Map 184/ Lot 031, Zoned R2; HZO Article VIII, Section 334-31].
4. Case 175-142-000 (06-19-14): Lynn C. White and Ann M. White, Trustees of the Lynn C. White and Ann M. White Revocable Trust, 119 Ferry Street, Hudson, request a Variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HTC Section 334-27 Table of Minimum Dimensional Requirements, to permit portions of improvements and renovations to an existing building to be within the fifty foot (50') front yard setback. [Map 175/Lot 142, Zoned B].

II. REVIEW OF MINUTES

III. OTHER

1. Discussion of any Town/State Activity of Interest to the Board.

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office